

Structural and Collateral Term Sheet
\$208,000,000

GS Mortgage Securities Corporation
Trust 2012-TMSQ
As Issuing Entity

GS Mortgage Securities Corporation II
As Depositor

Commercial Mortgage Pass-Through
Certificates, Series 2012-TMSQ

Goldman, Sachs & Co.
Lead Manager and Sole Bookrunner

Citigroup
Co-Manager

PROPERTY OVERVIEW

- The following table presents certain information for all tenants, licensees and vacant Sign Locations at the Property:

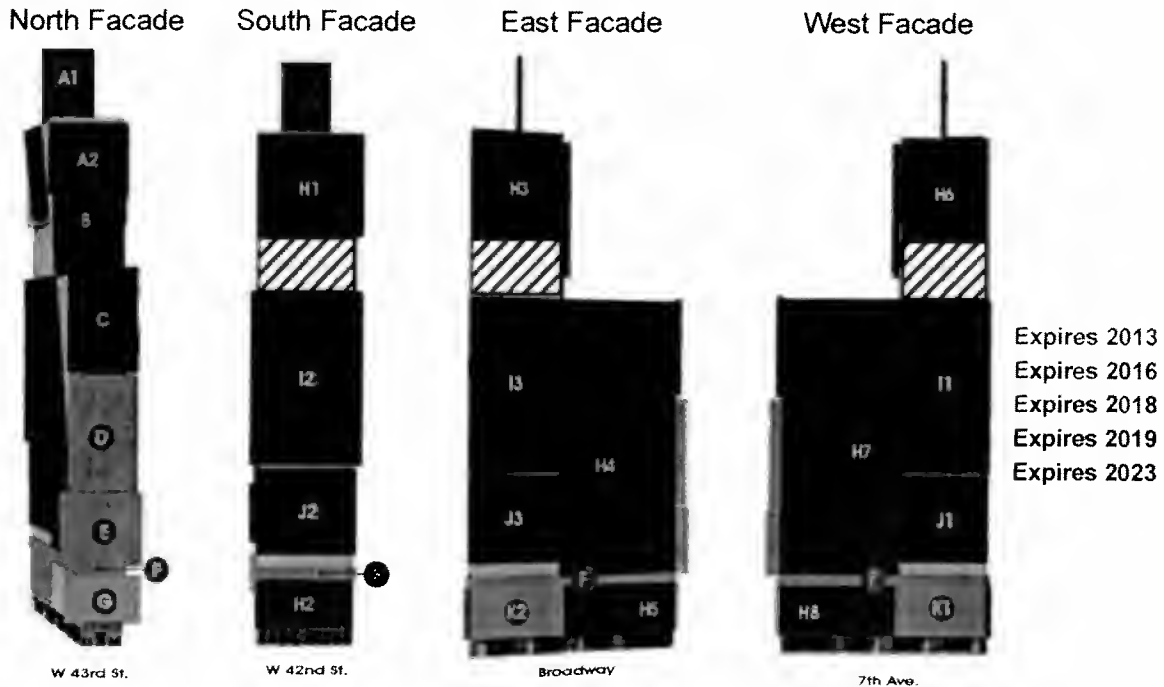
Tenant / Licensee	SF / Sign Location	Tenant / Licensee	Credit Rating (MIS/S&P/Fitch) ⁽¹⁾	UW Base Rent (\$)	UW Total Rent (\$)	% of UW Total Rent	Original Start	Current Start	Expiration
Walgreens	93,263 SF, Signs H1 – H8	Tenant	Baa1 / BBB / NR	\$4,200,000	\$4,205,271	14.3%	9/28/2007	9/28/2007	6/30/2023
News America / Sony	Sign E	Licensee	(2)	3,960,000	3,990,068	13.6	10/1/2006	10/1/2006	9/30/2016
Dunkin	Sign C	Licensee	NR / NR / NR	3,600,000	3,611,290	12.3	5/1/2010	6/1/2012	5/31/2019
Toshiba / ADK ⁽³⁾	Sign A2	Licensee	NR / BBB / NR	3,510,125	3,552,864	12.1	12/1/2007	12/1/2007	5/21/2018
Anheuser-Busch	Sign D	Licensee	A3 / A / A	3,378,487	3,508,462	11.9	3/1/1996	4/1/2006	3/31/2016
China New Media	Sign G	Licensee	NR / NR / NR	3,360,000	3,370,311	11.5	3/1/2012	3/1/2012	8/31/2013
ADK	Sign A1	Licensee	NR / NR / NR	2,700,000	2,755,687	9.4	9/1/2009	6/2/2010	5/21/2018
TDK / ADK ⁽³⁾	Sign B	Licensee	NR / A / NR	2,323,576	2,362,498	8.0	7/1/2000	7/1/2005	3/31/2019
Dow Jones	Sign F	Licensee	NR / BBB+ / NR	1,110,000	1,142,671	3.9	12/15/1996	12/15/2006	12/14/2016
HBO	Signs K1, K2	Licensee	Baa2 / BBB / BBB	852,000	855,637	2.9	1/1/2007	1/1/2011	12/31/2016
NBC Camera	Camera	Licensee	Baa2 / NR / BBB	48,000	48,000	0.2	1/30/2007	1/30/2007	1/31/2015
Vacant	Signs I1, I2, I3	Licensee	NR / NR / NR	0	0	0.0			
Vacant	Signs J1, J2, J3	Licensee	NR / NR / NR	0	0	0.0			
Total				\$ 29,042,189	\$ 29,402,760	100.0%			

- (1) Certain ratings are those of the parent company whether or not the parent company guarantees the lease or the license
 (2) News America is rated Baa1 / BBB+ / BBB+ and Sony is rated Baa3 / BBB / BB-
 (3) ADK is not rated

- The following table presents certain information relating to the lease and license rollover schedule based on current lease or license expirations at the Property (excluding the six vacant Sign Locations), however, in some instances, the licensee or tenant may have the option to terminate its license or lease prior to the expiration date shown:

Year	# Tenants / Licensees Expiring	UW Base Rent (\$)	% of UW Base Rent	Cumulative % of UW Base Rent	UW Total Rent (\$)	% of UW Total Rent	Cumulative % of UW Total Rent
2012	0	\$0	0.0%	0.0%	\$0	0.0%	0.0%
2013	1	3,360,000	11.6	11.6%	3,370,311	11.5	11.5%
2014	0	0	0.0	11.6%	0	0.0	11.5%
2015	1	48,000	0.2	11.7%	48,000	0.2	11.6%
2016	4	9,300,487	32.0	43.8%	9,496,838	32.3	43.9%
2017	0	0	0.0	43.8%	0	0.0	43.9%
2018	2	6,210,125	21.4	65.1%	6,308,551	21.5	65.4%
2019	2	5,923,576	20.4	85.5%	5,973,789	20.3	85.7%
2020	0	0	0.0	85.5%	0	0.0	85.7%
2021	0	0	0.0	85.5%	0	0.0	85.7%
2022	0	0	0.0	85.5%	0	0.0	85.7%
2023 & Thereafter	1	4,200,000	14.5	100.0%	4,205,271	14.3	100.0%
Total	11	\$29,042,189	100.0%		\$29,402,760	100.0%	

PROPERTY OVERVIEW – SIGNAGE STACKING PLAN



Facade	Sign Location	Tenant / Licensee	% of UW Total Rent	Expiration Date	Sign Type
North	A1	ADK	9.4%	5/21/2018	LED
North	A2	Toshiba and ADK	12.1%	5/21/2018	LED
North	B	TDK and ADK	8.0%	3/31/2019	LED
North	C	Dunkin	12.3%	5/31/2019	LED
North	D	Anheuser-Busch	11.9%	3/31/2016	LED
North	E	News America and Sony	13.6%	9/30/2016	LED
North	F	Dow Jones	3.9%	12/14/2016	LED
North	G	China New Media	11.5%	8/31/2013	LED
Total North	8		82.6%		
Facade	Sign Location	Tenant / Licensee	% of UW Total Rent	Expiration Date	Sign Type
East / West	K1, K2	HBO	2.9%	12/31/2016	Vinyl
South / East / West	H1, H2, H3, H4 H5, H6, H7, H8	Walgreens	14.3%	6/30/2023	LED and / or Vinyl
South / East / West	I1, I2, I3	Vacant	0.0%	NAP	Vinyl
South / East / West	J1, J2, J3	Vacant	0.0%	NAP	Vinyl
Total South / East / West	16		17.2%		
NAP	NAP	NBC Camera	0.2%	1/31/2015	Camera and Dish
Total	24		100.0%		

- The signs licensed by China New Media, ADK and Dunkin are owned by One Times Square Signs, L.P., one of the Borrowers. All other LED signs are owned by the respective tenant or licensee.
- Under the license co-signed by TDK and ADK, the co-licensees have the right to place an additional three signs on space currently not being utilized on the South, East and West facades of the building at the same elevation as their current Sign Location.